

PAWTUCKET SCHOOL COMMITTEE HEARING

Tuesday, March 1, 2016 at 6:30 PM

Lyman B. Goff Junior High School Auditorium

974 Newport Avenue, Pawtucket, RI 02861

Minutes

I. Meeting will come to order

The Chairman, Mr. Charbonneau, called the hearing/meeting to order at 6:30 PM.

a. Roll call

Mr. Araujo-here; Ms. Dube-here; Ms. Grant-here; Mr. Knight-here; Mr. Charbonneau-here

Also in attendance were Mrs. DiCenso, Superintendent of Schools; Ms. Kathleen Suriani, Assistant Superintendent; Mr. Dennis Rebelo, Facilities Director; Mr. Jon Anderson, Legal Counsel; Mr. Jon Winikur, Colliers International; Mr. Derek Osterman, Project Manager, Colliers International and Mr. Luis Torrado, Torrado Architects.

Ms. Bonollo and Ms. McQuade were not present this evening.

b. Pledge of Allegiance

The Chairman, Mr. Charbonneau, led the audience in the Pledge of Allegiance.

The Chairman, Mr. Charbonneau, commented that we have public participation and asked anyone who wished to be heard to please sign their name and address on the sheet provided.

Public Participation

Comments from the public are invited at this time. Persons wishing to speak should sign in with the Committee Chair before speaking. The Committee is precluded from discussing or acting on items raised by Public Comment which are not already on the agenda. Public comment will be included in the minutes of the meeting.

Mr. David Norton, 602 Cottage Street: Hello. My name is David Norton and I am here this evening on behalf of the Rhode Island Coalition Against Gun Violence. I would like to introduce this gun resolution into the permanent record to be considered in the very near future.

The Chairman, Mr. Charbonneau, accepted the document from Mr. Norton.

Ms. Dube and Mr. Knight moved to take agenda item III Action/Discussion Item, a. Review and Award Pawtucket Annex Bid before item II Public Hearing required pursuant to R. I. General Laws § 16-2-15.1 regarding the closing of the Potter Burns School for one school year (2016-2017) for renovations. Ms. Grant seconded.

Voice vote carries with five members present.

Public Hearing required pursuant to R. I. General Laws § 16-2-15.1 regarding the closing of the Potter Burns School for one school year (2016-2017) for renovations.

Mr. Winikur: We have a short PowerPoint presentation. We were here back in 2014 to discuss these renovations. We are here tonight to talk about the schedule and project and plans as well as the impact on the school students and make sure you have the information to get you through.

It's taken many years to get us here tonight. The leaders of your community have worked really hard. The Mayor, City Council, School Committee, Facilities and Superintendent have been working many hours during the day to get to this point.

Overview, we've been working with the Rhode Island Department of Education (RIDE) over the last several years. They are in charge of all school improvements and reimbursements. They have been a

tremendous asset to this process.

Health and safety is all that was allowed. We were not allowed to build new buildings. We were fortunate to get 80% reimbursed. This all came about due to the ceiling collapse at Potter Burns and Nathanael Greene. From the funding standpoint, we use the pie chart. You are picking up \$6M and the State is picking up \$25M.

Highlights; these include projects completed or are underway. Thirty five projects and meeting all targets under budget. Mr. Osterman was asked to speak on the highlights.

Mr. Osterman: Hi, I'm Derek Osterman, Project Manager. Since we began 35 projects have been completed or on their way to being completed. They are all on budget or under. There are 16 projects currently. These projects include life safety upgrades; heating and ventilation; sprinklers; HVAC projects; classroom upgrades and ADA and toilet projects. Visually in construction or design. The blue bubble indicates they are underway; green indicates completed project.

Mr. Winikur: Potter Burns and Nathanael Greene Schools, those unfamiliar they are beautiful buildings but they're old. Potter was built in 1919 and Greene is a year older. A lot of repairs get needed in buildings such as these. They have old electrical and heating systems. We've got a lot of old buildings. The average age is 65

years old. You have to be careful about spending. Potter from a simplistic standpoint we are going to take ceilings down, replace the heating system and update with a modern sprinkler system. Our primary goal is to make it safe. We have a solid infrastructure.

There's a lot of work to address these issues and the Committee made a decision to hire Torrado Architects who we've worked closely with.

Mr. Torrado: It's very exciting to be here tonight. We've been working closely with the Facilities Committee and understand the importance of this project given the investment this community has given. We were directed to work with the Administration and Facilities Committee. It has a focus on having a learning community to provide individual learning community in order to educate student at the same time. I will briefly go through the plans with you.

One of the early design discussions had us thinking outside the box. The entrance which determines bus drop off and parent drop off. Gray is the front point of the existing building. We are proposing re-location to the back of the building. We have the ability to have the bus and parent drop off and additional parking. Also this frees up space for the playground. What you see reflect elements of the original architecture. The right side of the slide is the new entrance located to provide central security. To the left is the Principal's Office. The rest is renovated for restrooms as required by RIDE. The

location of the original entrance we create a small resource center or breakout space for individual learning. Those classroom academic wing access the rest of the building without access to the other space. Art rooms, stem rooms and cafeteria will be in the lower level. It's a two tier space for multifunction purpose.

Mr. Winikur: We have boards and slides for you to review. I want to spend a minute to talk about the schedule.

One scenario was with swing space. One scenario was without. If none, it would take longer during the summer. Fortunately, there is a school down the street, St. Leo's. We wanted to make sure RIDE was on board and it had the space.

The end of last summer was when this deal was approved and RIDE came up with a whole new set of rules which we dealt with. Bids were just received last week. Contractors will be in that building in just a few weeks and worked on during the summer and operational for 2016-2017 school year.

As soon as school ends, we will move contents out to start work in July to complete in time for new school known as Annex for 2017. Greene would be the next school to go into the Annex.

The Annex Building is a quarter mile up the road at the intersection of Central and Newport Avenue. We will do repairs to get it in better

shape.

Mrs. DiCenso: Will tell you this is very exciting for us. We go to RIDE and they talk about what is optimal learning they wanted to make sure this is good enough to invest this money for our children. You have a leader at your school who is very confident and has already been there. Dr. McWilliams is excited about this project and has already brought me the list of teachers and parent concerns. She will be an integral part and working with her is my Assistant Superintendent who is a veteran teacher, reading specialist and former principal. She is very passionate, this is Kathy Suriani.

Kathy and Dr. McWilliams will be spear heading this transition as well as our Facilities Director, Mr. Dennis Rebelo. We're already having meetings for specifics to transfer items back for a smooth transition. We will be closed for one year and children will be moved to the Pawtucket Annex. Kathy and Chery have worked very hard with all families. There are 481 students presently. If it stays level we'll be able to transfer students to the new school for one year. Potter usually takes some overflow but will not be able to take overflow once they move.

We are scheduling kindergarten classes to ensure they go with siblings to the Annex. If we experience a bubble, we will move students to Curvin McCabe and Curtis at the parents' request. We have a plan for an overflow.

Dr. McWilliams sent a letter to families requesting if families have any children coming next year. The response was 11. A big difference from the 39 from this year.

We will send out more detail of classrooms. You will receive that information once we walk the building and we will bring teachers there and be assigned a classroom to be able to tell their students which room to report to.

Central Office will handle any new registrations.

We are also going to touch up on busing. When you look at the map, they are in the same area. The current policy says if you live .75 radial miles away, we will provide a bus. If the buses are not full, we will add those at .5 radial mile or under .75 radial. I want to thank Mayor Grebien who just walked in and want to thank him for allowing the traffic study for the Annex. We will be relaxing the .75 radial mile and allow .5 radial mile. We would prefer to have a bus drop off. We will submit a bus schedule and bus drop schedule by the middle of July. I have promised to meet with Facilities to address these concerns. I'd like to turn this over to take questions.

Mr. Charbonneau: I would like to acknowledge the Mayor, we appreciate him coming here this evening and District 2 Councilman, Mr. Mark Wildenhain who has been a good friend to the district.

Questions and Answers—(Not all audience members could be heard).

Amanda Robinson: I have three children at Potter Burns. Are there plans in place if St. Leo's is not completed?

Mrs. DiCenso: They will be complete. We are confident they will be complete and there will be no delay in opening.

Mr. Winikur: We put a schedule stop date and completion date and we will know where we stand before work begins at Potter.

Mrs. DiCenso: These upgrades are necessary. It's more about safety upgrades for that building Annex.

Parent Question: My son goes to kindergarten at Potter Burns. There are six classes, I mean four and will all classes be able to go?

Mrs. DiCenso: I'm not sure but we will not have four kindergarten classes at Potter next year. Mr. Beaupre is here and I have not cut any jobs since I've been here. We don't want to put them at capacity. We want to keep the numbers in kindergarten at a level where they are not crowded. We want to be sure the kindergarten students go with their siblings. The only alternative will be to move a kindergarten class to Curvin.

Councilman Wildenhain: Do you anticipate busing to be increased

and do you have a plan in place?

Mrs. DiCenso: When I spoke to the Valley Breeze about the busing issue, you were the first person to address the traffic flow. We have budgeted more money for more busing. Potter has the lowest number of buses that go to that school.

Parent Question: There are 24/25 classrooms at Potter and only 21 at St. Leo's. How are you going to work them?

Mrs. DiCenso: We have 23 classrooms at Potter and 21 at the Annex. During the year, we have students who are moved to Potter. We are able to put 21 classrooms and one possible kindergarten.

We have a food service program and have cafeteria style lunch for the kids. Each school has a multi-purpose room. We use the cafeteria for other activities.

Parent Question: What about the special education population?

Mrs. DiCenso: All of our students who receive services will be serviced at the Annex. The model will follow them.

Parent Question: unable to hear question.

Mrs. DiCenso: Students there from the first day of school.

Parent: If only 10 spots, all other students taken in second?

Mrs. DiCenso: If we have a big influx, the majority will fill those spots. The others will go to a different place.

Ms. Robertson: The student teacher ratio will be the same as it is this year?

Mrs. DiCenso: I don't like students to go over class size.

Parent Question: Any change in itinerant classes or space?

Mrs. DiCenso: The same as this year but most of the teachers who don't travel this year will move to each classroom.

Parent Question: If you used the multi-purpose room as a cafeteria, has room been considered? There are currently 600 students.

Mrs. DiCenso: There are many ways to accommodate physical education class. This is not our fault. We're getting it done faster and saving money on rising costs. By no means do I want anyone to think it's going to be the way it is at Potter. We need to work together to tackle these issues.

Parent: Possible playground space. We have a playground that the PTO put in. What is going to happen to the existing playground and

who is going to pay for it?

Mrs. DiCenso: We are not planning to do anything with the playground.

Mr. Torrado: It will be protected.

Parent Question: We always have a welcome back night. Do we have that in place?

Mrs. DiCenso: We will have the welcome back night, absolutely.

Parent: What about the COZ Program?

Mrs. DiCenso: We're looking at bring back the summer tutoring program to add to COZ. Unfortunately, we will be getting information as to where children can access COZ at a different site. We have done this in the past. We will make sure the COZ location is intact.

Parent Question: Will there be more parking at Potter Burns once it's renovated?

Mr. Torrado: We have started looking at the back entrance design with engineers on how to better utilize and I think we will be able to add more parking.

Ms. Brenda Warnock, Teacher: How are you going to have new ESL and Mandarin classroom programs?

Mrs. DiCenso: We will have both ESL and Mandarin which has not been presented and itinerants will go to classrooms. The Mandarin Program is an emerging program not an ESL program. They will come to you if you choose to. It is not a dual language model. It is an emerging model.

Ms. Warnock: What if I have to be certified in Mandarin?

Mrs. DiCenso: I can see the confusion. We have this program at Greene.

Ms. Warnock: My other question is will we be handicapped accessible on all floors?

Mrs. DiCenso: Potter will have an elevator.

Ms. Warnock: How many doors will be in the back?

Mr. Torrado: What we have is a set of vestibule doors inside that will be a window facing the principal office and two buzzed doors.

Mrs. DiCenso: Potter Burns will be first double door vestibule.

Ms. Connors: Are we staying at the same time?

Mrs. DiCenso: We are keeping the same hours.

Parent Question: I was wondering about the floors. We're taking care of them?

Mrs. DiCenso: Yes.

Parent: What about flaky walls?

Mrs. DiCenso: Yes.

Parent: Where will kids be going in? Currently they use three separate doors.

Dr. McWilliams: We are working on that with the traffic study.

Parent: What about parking at the Annex?

Ms. DiCenso: We have some spaces and are looking at this with the traffic study and parking options for overflow. We will have handicapped parking.

Councilman Wildenhain: You may want to reach out to Family Dollar for the morning parking, but it may not be practical for the afternoon.

Mrs. DiCenso: There will be those times when St. Leo's has funerals, but we will be looking at neighbors for assistance.

Parent Question: What is the capacity at St. Leo's for fire?

Mrs. DiCenso: I don't have a number to give you, but we have been approved and inspected for fire code to move forward with this project. We will get the information to you.

The Chairman, Mr. Charbonneau, closed the public hearing at 7:35 PM and recessed for ten minutes.

The Chairman, Mr. Charbonneau, reconvened the meeting at 7:50 PM.

Roll call

Mr. Araujo-here; Ms. Dube-here; Ms. Grant-here; Mr. Knight-here; Mr. Charbonneau-here

Action/Discussion Item

a. Review and Award Pawtucket Annex Bid

Mr. Osterman: Good evening. I am here to present the bids received

for the Pawtucket Annex to immediately award. We received six (6) bids: Urbane Construction Corp.; Tower Construction Corp.; Ahlborg Construction Corp.; Iron Construction, Inc.; Maron Construction Company, Inc.; and TRAC Builders, Inc.

Of the six (6) bidders, there is one identified low bidder. You have a recommendation letter from Colliers and Torrado as well as back up information. We provided six (6) alternatives. The reason was to have the ability to take to the Fire Marshall. Alternative one is the option to decline. Egress out of building, we would like to complete this. We may or may not include glazing. Currently no doors in basement. Recommend not to accept.

Alternative #2 add 45 min rating because recommending fire sprinkler system. Recommend we accept alternative and decline.

Alternative #3 decline new faculty restrooms on each floor.

Alternative #4 sprinkler system on lower level. We know it's required by law. Decline alternative #4.

Alternative #5 is very similar to sprinkler and we want to do it so decline.

Alternative #6 addresses ADA also a ramp getting into the building. Chairlift if no included but we do want to include access to the

second floor. Alternative #6 Colliers recommends just take two of them. Faculty toilets and fire. Beyond that on the extreme right you'll see totals.

#1 Urbane \$1,437,300.00

#2 Tower \$1,420,400.00

#3 Ahlborg \$1,824,000.00

#4 Iron \$2,003,436.00

#5 Maron \$1,465,300.00

#6 TRAC \$1,217,000.00

Working with the team we worked with references and worked with TRAC very recently who completed work and have no problem recommending TRAC and made sure a thorough conference to ensure everything is covered. Our recommendation is to award to TRAC with 10% MBE/WBE and 8.4% to Pawtucket business.

Mr. Knight moved to award the Pawtucket Annex Bid to TRAC Builders, Inc. including Alternate #2 (\$16,500.00) and Alternate #6 \$15,000.00 for a total of \$1,217,000.00.

Mr. Araujo: I believe you said it right that Alternate #4 was a reject. I want to make sure. The total is?

Mr. Osterman: \$1,217,000.00.

Mr. Charbonneau: Can we verify rejecting?

Mr. Osterman: We go out with a base bid and add alternates. We made a strategic decision for majority of alternates that would be deductions. The base bid was very high. The work we are declining is because we are basically doing the work.

Mrs. DiCenso: They're doing the sprinkles, bathrooms and chairlift.

Ms. Dube: To clarify, this is for the Annex, not Potter?

Mr. Osterman: Yes.

Mr. Charbonneau: Can you tell us why TRAC came in less?

Mr. Osterman: It's hard to tell but the spread was reasonably close on this. TRAC has worked with us in Pawtucket and Luis. I think there was a comfort level. Their proposal was by far the most thoughtful and marketing proposed it seems to me they really wanted to work in Pawtucket.

Mr. Torrado: I had that specific conversation with the President of TRAC. Mr. Tracey is interested in Pawtucket and the School Department. They were low on the previous project. Today we heard from the Fire Marshall on how pleased he was. He wants to make sure no gray quality.

Mr. Charbonneau: Are there liquidated damages on this project?

Mr. Osterman: They are included and slightly more severe. I think its \$1,000.00 per day, but on completion it goes up to \$5,000.00. We are targeting completion for July 1st.

Mr. Charbonneau: If we set the date as July 1st and if it's not finished, they pay us \$5,000.00 a day for each day it's not complete?

Mr. Osterman: We look at the schedule as they work. Nothing gets paid until they are done.

Mr. Winikur: Yes, you get to keep that money every day they are not finished. This group has asked what if they missed the date. Liquated damages pay if missed, they pay penalty for every day they miss. The project margins are not big on this work.

Roll call

Mr. Araujo-yes; Ms. Dube-yes; Ms. Grant-yes; Mr. Knight-yes; Mr. Charbonneau-yes

Motion carries with five members present.

Adjournment

Ms. Dube moved to adjourn. Ms. Grant seconded.

Voice vote carries with five members present.

The Chairman, Mr. Charbonneau, adjourned the public hearing of the Pawtucket School Committee on Tuesday, March 1, 2016 at 8:08 PM.

Respectfully submitted,

Clerk

Approved 4/12/16